



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

March 21, 2018 2 George St, Charleston, SC
5:00PM - Regular Meeting

CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF MARCH 21, 2018

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, March 21, 2018** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

DEVELOPMENT AGREEMENT

1. **Properties on Ashley River Rd (West Ashley) TMS# 3640000002, 3640000002-1, 3640000001 3640000001-1, 3610000007 & 3610000007-1** – approx. 44.75 acres of highland. Request approval of a Development Agreement between the City of Charleston and the owners, Margaret Hartley Carter; Elizabeth A. Hanahan and T. Heyward Carter, Jr., as Co-Trustees of the Article V Shelter Trust under the Will of Grayson G. Hanahan; and Eleanor W. Carter, as Trustee under the South Carolina Personal Residence Trust of Eleanor W. Carter, on the second part.

REZONINGS

1. **36 & 38 Line St and Sheppard St Right-of-Way (Peninsula) TMS# 4590503105, 106 & 138** – approximately 0.64 ac. Request rezoning from Light Industrial (LI), General Business (GB) and unzoned right-of-way to Mixed-Use (MU-2) & Mixed-Use Workforce Housing (MU-2/WH).
Owner: East Line Partners LLC and SCDOT
Applicant: LS3P
2. **Calhoun St & Concord St (Peninsula) TMS# 4580102064 & 067** – approx. 1.798 ac. Request rezoning to change the Accommodations Overlay A-4: 100 room maximum designation to the Accommodations Overlay A-2: 180 room maximum designation.
Owner: RB Charleston LLC & Concord Park Associates LLC
Applicant: Hellman Yates & Tisdale PA
3. **144 & 146 Cannon St (Peninsula) TMS# 4601104151 & 150** – approx. 0.288 ac. Request rezoning from Limited Business (LB) and General Business (GB) to Mixed-Use/Workforce Housing (MU-1/WH).
Owner: GMS Cannon LLC
Applicant: Synchronicity – Todd Richardson
4. **144 & 146 Cannon St (Peninsula) TMS# 4601104151 & 150** – approx. 0.288 ac. Request rezoning from the 2.5-3.5 Old City Height District to the 4 Old City Height District.
Owner: GMS Cannon LLC
Applicant: Synchronicity – Todd Richardson
5. **1335 King Street Ext (Peninsula) TMS# 4641400079** – 0.37 ac. Request rezoning from Light Industrial (LI) to Upper Peninsula (UP).
Owner/Applicant: Joe Singleton
6. **1335 King Street Ext (Peninsula) TMS# 4641400079** – 0.37 ac. Request rezoning from the 2.5 Old City Height District to the 4-12 Old City Height District.
Owner/Applicant: Joe Singleton

SUBDIVISIONS

1. **Hayes Park (Maybank Highway – Johns Island) TMS# 2790000067 & 235** – 17.2 ac. 59 lots. Request subdivision concept plan approval. Zoned Commercial Transitional (CT), Diverse Residential (DR-6), Limited Business (LB).
Owner: New Leaf Builders, LLC
Applicant: Forsberg Engineering & Surveying, Inc.
2. **American Star (Oakville Plantation Road – Johns Island) TMS# 3170000011, 055, 089** – 201.6 ac. 205 lots. Request subdivision concept plan approval. Zoned Light Industrial (LI) & Rural Residential (RR-1).
Owner: Keith Lackey, et al.
Applicant: Synchronicity

ZONING

1. **Zelasko Rd (Johns Island) TMS# 3130000335** – 1.19 ac. Request zoning of Business Park (BP). Zoned Maybank Highway Corridor Overlay in Charleston County.
Owner: Larry McCutchen

ORDINANCE AMENDMENTS

1. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by **changing the minimum lot frontage requirements for new lots in the Mixed-Use Workforce Housing zoning districts.**
2. **Maybank Hwy and Saint Johns Woods Pkwy (LDL Properties PUD – Johns Island) TMS# 2790000202, 203 & 204** – 5.58 ac. Request an amendment to the Planned Unit Development Master Plan and Development Guidelines for this property.
Owner:/Applicant: Go Store It JI LLC; VCP Charleston Partners SC LLC

APPROVAL OF MINUTES

Approval of minutes from previous meetings.

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

Preliminary & Final Subdivision Plats:

1. 130 Grove Street (Peninsula) TMS# 4631501053 – 0.3 ac. 2 lots. SR-2. Final subdivision plat pending approval.
2. Stonoview, Phase 2 (River Road – Johns Island) TMS# 3150000012 – 27.2 ac. 53 lots. PUD. Final subdivision plat pending approval.
3. Glenn McConnell Parkway (West Ashley) TMS# 3060000012 – 18.3 ac. 2 lots. GB. Final subdivision plat pending approval.
4. Harborwalk (Nabors Drive – James Island) TMS# 4281600013, 046, 047, 048, 052 – 3.9 ac. 25 lots. DR-9, GB. Final subdivision plat pending approval.
5. Parcel E, Phase 4 (Brailsford Street – Daniel Island) TMS# 2750000110 – 31.6 ac. 70 lots. DI-R. Final subdivision plat recorded.

6. 9 F Street (Peninsula) TMS# 4631603025 – 0.5 ac. 2 lots. DR-2F. Preliminary subdivision plat under review.
7. Greenway Preserve (Mutual Drive – West Ashley) TMS# 5.2 ac. 18 lots. SR-6. Preliminary subdivision plat pending approval.
8. 58 Hasell Street (Peninsula) TMS# 4580501049 – 0.03 ac. 1 lot. STR. Final subdivision plat pending approval.
9. Maybank Village, Phase 3 (Maybank Highway – Johns Island) TMS# 3130000248 – 8.8 ac. 34 lots. GB. Final subdivision plat pending approval.
10. 1715 West Avalon Circle (West Ashley) TMS# 3521300116 – 0.3 ac. 3 lots. STR. Final subdivision plat under review.
11. 716 Riverland Drive (James Island) TMS# 3410000017 – 0.6 ac. 2 lots. SR-1. Final subdivision plat pending approval.
12. The Marshes at Cooper River (Clements Ferry Road – Cainhoy) TMS# 2670000004, 005, 010, 050-057, 069 – 13.2 ac. 60 lots. PUD. Final subdivision plat pending approval.
13. Reveille on the Ashley (Arcadian Way – West Ashley) TMS# 4181500039 – 1.5 ac. 4 lots. SR-1. Final subdivision plat pending approval.
14. Oakfield, Phase 5A (Cane Slash Road – Johns Island) TMS# 2780000048, 128 – 32.3 ac. 57 lots. PUD. Final subdivision plat recorded.
15. Oakfield, Phase 5B (Cane Slash Road – Johns Island) TMS# 2780000048, 128 – 25.1 ac. 57 lots. PUD. Final subdivision plat recorded.
16. The Villages In Saint Johns Woods, Phase V-2 (Saint Johns Woods Parkway – Johns Island) TMS# 2790000143 – 22.8 ac. 68 lots. PUD. Final subdivision plat recorded.
17. Riverview Estates (River Road – Johns Island) TMS# 3120000064-066 – 45.6 ac. 48 lots. C, SR-1. Preliminary subdivision plat pending approval.
18. Milford Street (Peninsula) TMS# 4640200105 – 0.6 ac. 2 lots. LI. Final subdivision plat pending approval.
19. CCSD West Ashley Campus (Sanders Road – West Ashley) TMS# 3060000011 – 126.2 ac. 3 lots. DR-6, GO, SR-1. Preliminary subdivision plat approved.

Road Construction Plans:

1. Greenway Preserve (Mutual Drive – West Ashley) TMS# 5.2 ac. 18 lots. SR-6. Road construction plans under review.
2. Whitney Lake, Phase 2D (Brittlebush Lane – Johns Island) TMS# 3120000334 – 12.4 ac. 40 lots. SR-1. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

**CITY OF CHARLESTON
PLANNING COMMISSION**

March 21, 2018

Development Agreement 1 :

Properties on Ashley River Rd (West Ashley)

BACKGROUND

The City is requesting approval of a Development Agreement between the City of Charleston and the owners, Margaret Hartley Carter; Elizabeth A. Hanahan and T. Heyward Carter, Jr., as Co-Trustees of the Article V Shelter Trust under the Will of Grayson G. Hanahan; and Eleanor W. Carter, as Trustee under the South Carolina Personal Residence Trust of Eleanor W. Carter, on the second part.

This development agreement is related to the pending annexation of four properties located on the north side of Ashley River Road in the historic Plantation area of West Ashley. The planning Commission saw three similar development agreements during the March 7, 2018 special meeting.

STAFF RECOMMENDATION

APPROVAL

CITY OF CHARLESTON PLANNING COMMISSION

March 21, 2018

Rezoning 1 :

36 & 38 Line St and Sheppard St Right-of-Way (Peninsula)

BACKGROUND

The applicant is requesting rezoning from General Business (GB), Light Industrial (LI) and unzoned right-of-way to Mixed-Use/Workforce Housing (MU-2/WH) and Mixed Use (MU-2). The subject properties are located to the north of Line Street between King Street and Meeting Street and adjacent to the ramp from the Septima Clark Parkway onto Interstate 26 and the ramp from I-26 to Meeting Street. The property is a potential urban infill development site surrounded by Light Industrial (LI) zoning, Mixed-Use/Workforce Housing zoning and General Business (GB) zoning. Much of this urban block has already been rezoned to MU-2/WH including a recent rezoning request adjacent to the rail right-of-way. A portion of the area proposed for rezoning is part of the Sheppard Street right-of-way (west of Meeting Street) recently approved for abandonment. A portion of the subject area adjacent to Sheppard Street is former SCDOT right-of-way property and is vacant. One of the two subject properties fronting on Line Street is vacant and the other contains a two-story residential building.

Surrounding uses vary widely as there are a blend of historic and modern uses and buildings in the immediate area. Existing surrounding and nearby uses include the semi-abandoned Norfolk Southern rail line, the Post and Courier offices and presses, a grocery store, small retail shops, restaurants, a bowling alley, single and multi-family homes (some in a state of deterioration), mini-storage and warehouses, surface parking lots and large and small vacant lots.

The Mixed-Use/Workforce Housing (MU-2/WH) zoning district allows for a mix of uses that incorporates housing opportunities for persons of varying means and incomes, along with complementary nonresidential uses. The permitted uses in MU-2/WH are the same as those allowed in GB.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** encourages appropriate infill development within already urbanized areas. The Century V Plan map indicates the subject properties are within an area designated as **Urban Core**. The Urban Core is the densest, most mixed-use portion of the City generally comprised of the central business district. The area of the peninsula surrounding the subject properties consists of a wide variety of appropriate urban uses and building types thus mixed-use zoning districts are appropriate for these properties.

STAFF RECOMMENDATION

APPROVAL FOR MU-2/WH ON THE LINE STREET PROPERTIES & MU-2 ON SHEPPARD ST

Rezoning 1

36 & 38 Line St and Sheppard St Right-of-Way
(Peninsula)

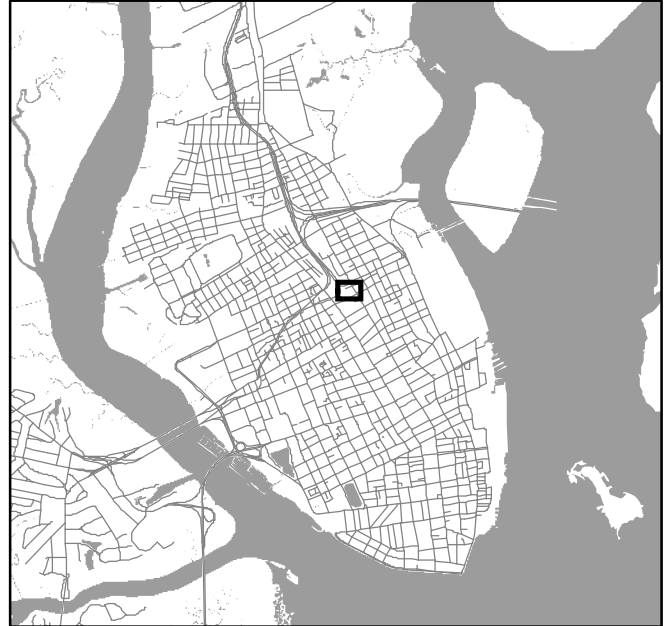
TMS# 4590503105, 106 & 138

approximately 0.64 ac.

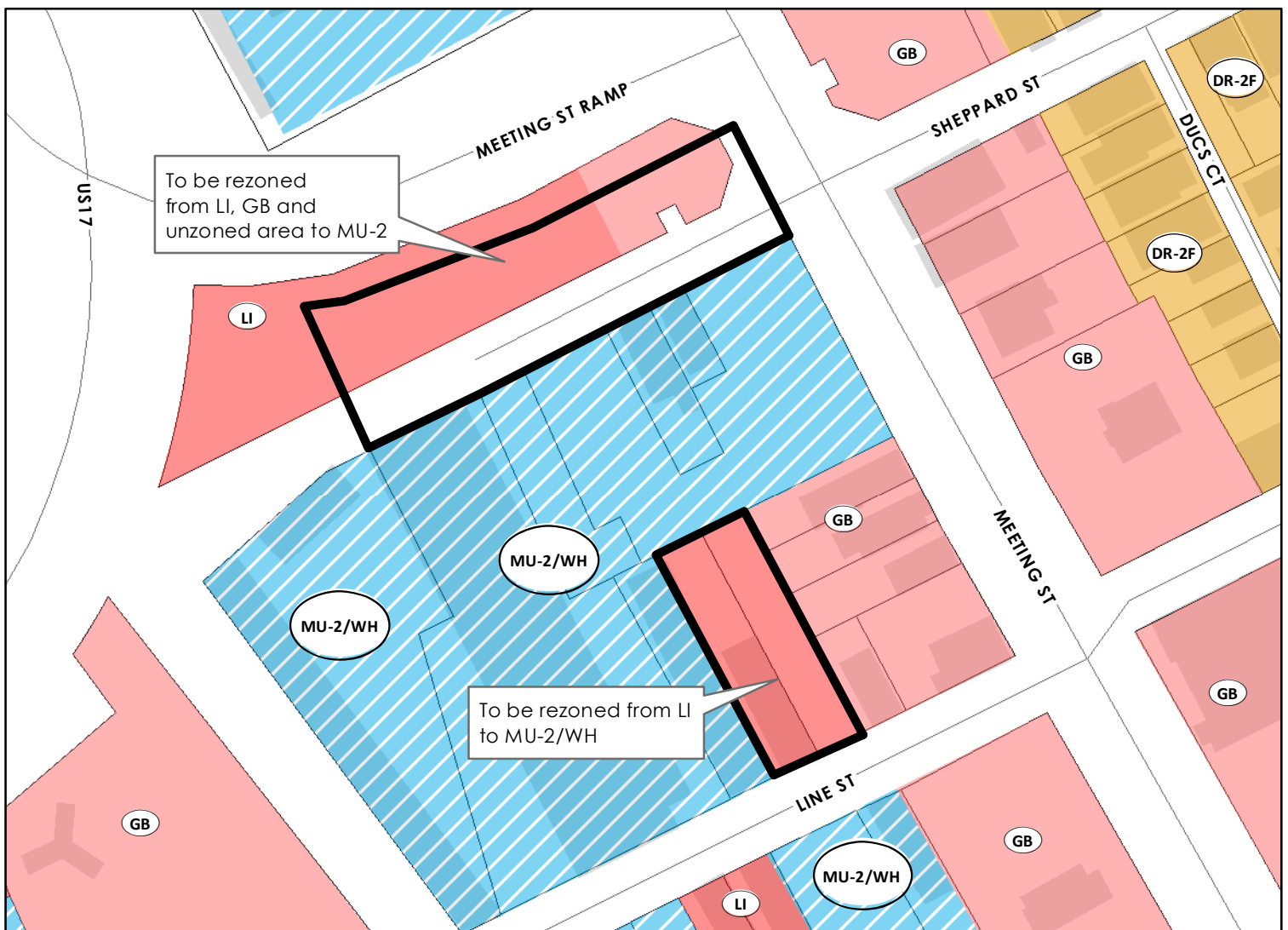
Request rezoning from Light Industrial (LI),
General Business (GB) and unzoned right-of-way
to Mixed-Use (MU-2) &
Mixed-Use Workforce Housing (MU-2/WH).

Owner: East Line Partners LLC and SCDOT
Applicant: LS3P

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

March 21, 2018

Rezoning 2 :

Calhoun St & Concord St (Peninsula)

BACKGROUND

The applicant is requesting rezoning of two properties located on the southwest corner of Calhoun Street and Concord Street. The request involves changing the room-limit designation of the existing Accommodations Overlay Zone that covers the northern portion of the block along Calhoun Street. The request is to change the 100-room limit (A-4) designation to the 180-room limit (A-2) designation. Surrounding zonings include General Business (GB) and mixed-Use (MU-1 and MU-2). The nearest Accommodations Overlay Zone is on northwest corner of Calhoun Street and East Bay Street. Surrounding uses include offices, institutional, museums, multi-family-residential, a large parking garage and Gadsdenboro Park.

The property has a long history of various uses and was vacant and publicly-owned at the time the City presented a vision for redevelopment of the land in the early 2000s. The City eventually entered into a purchase agreement with developers with specific requirements for affordable housing, green space and other uses. The northern portion of the block was always envisioned to potentially contain an accommodations use.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is designated as **Urban Core**. The Urban Core is the densest, most mixed-use portion of the City generally comprised of the central business district and parts of the Upper Peninsula.

STAFF RECOMMENDATION

TO BE DISCUSSED AT THE MEETING

Rezoning 2

Calhoun St & Concord St (Peninsula)

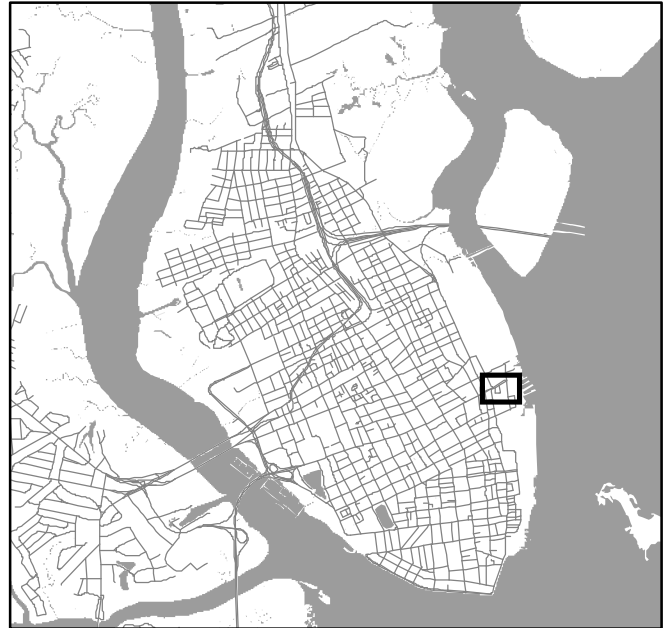
TMS# 4580102064 & 067

approx. 1.798 ac.

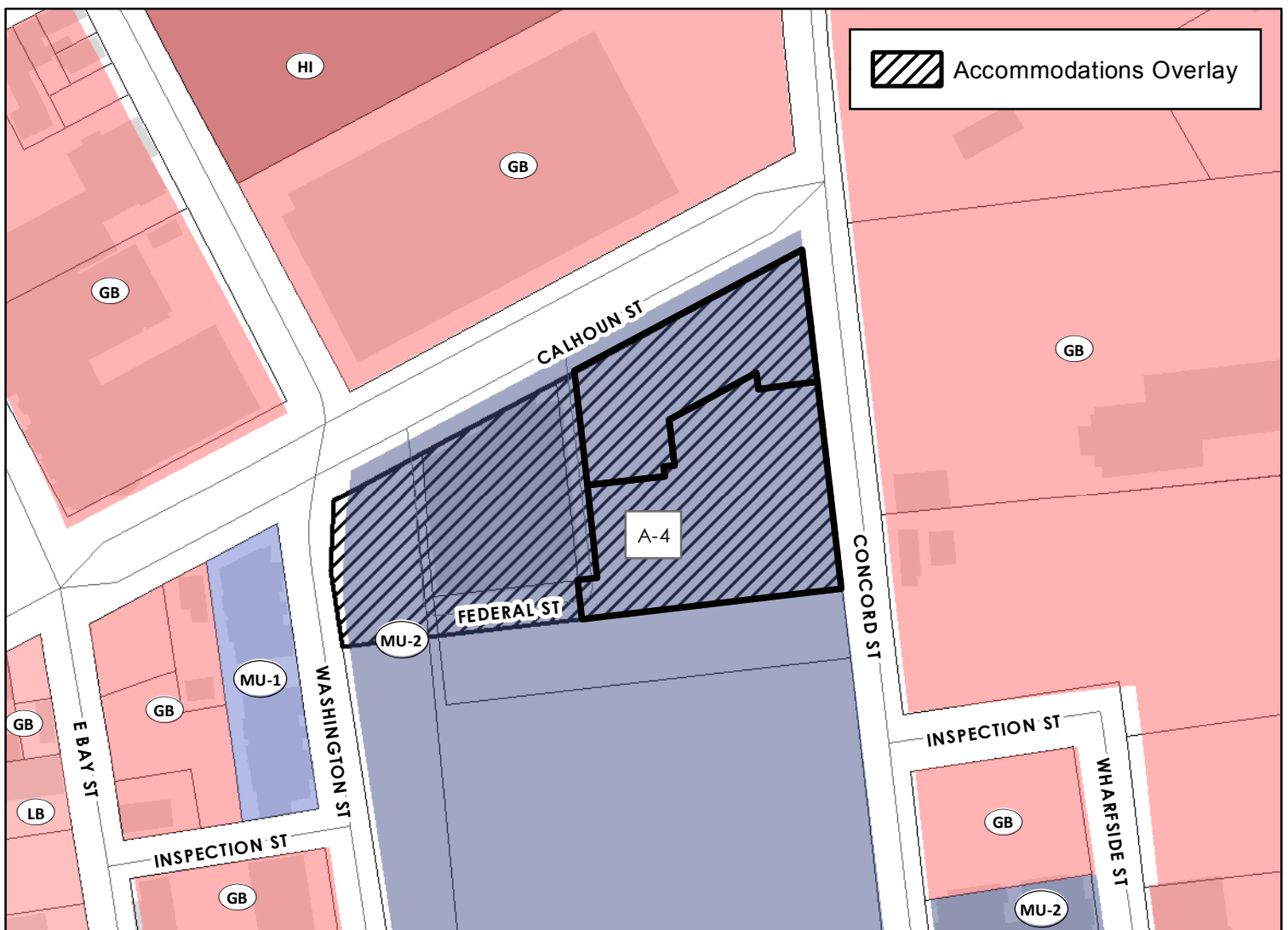
Request rezoning to change the
Accommodations Overlay A-4: 100 room maximum
designation to the Accommodations Overlay
A-2: 180 room maximum designation.

Owner: RB Charleston LLC & Concord Park Associates LLC
Applicant: Hellman Yates & Tisdale PA

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

March 21, 2018

Rezoning 3 & 4 :

**144 & 146 Cannon St
(Peninsula)**

BACKGROUND

The applicant is requesting rezoning from Limited Business (LB) and General Business (GB) to Mixed Use Workforce Housing (MU-1/WH). The applicant is also requesting to change the subject properties from the 2.5-3.5 Old City Height District to the 4 Old City Height District. The lots are located on the northeast corner of President Street and Cannon Street where Cannon Street turns from one-way traffic to two-way traffic. Surrounding zonings are predominantly GB and LB with MU-2/WH immediately across Cannon Street.

This area of the peninsula is a mix of urban uses including offices, retail, restaurant, multi-family residential, single-family homes on small lots, surface parking lots and garages and institutional uses associated with the Medical University of South Carolina.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** encourages appropriate infill development within already urbanized areas. The Century V Plan map indicates the subject properties are within an area designated as **Urban**. Areas designated as such in the plan are typified by mixed-use and variety of building types in an urban format. Given the existing mix of uses and building types in the neighborhood, the requested MU-2/WH zoning and 4 Height District is appropriate for this area.

STAFF RECOMMENDATION

APPROVAL OF MU-1/WH AND 4 OLD CITY HEIGHT DISTRICT

Rezoning 3

144 & 146 Cannon St (Peninsula)

TMS# 4601104151 & 150

approx. 0.288 ac.

Request rezoning from Limited Business (LB) and
General Business (GB) to
Mixed-Use/Workforce Housing (MU-1/WH).

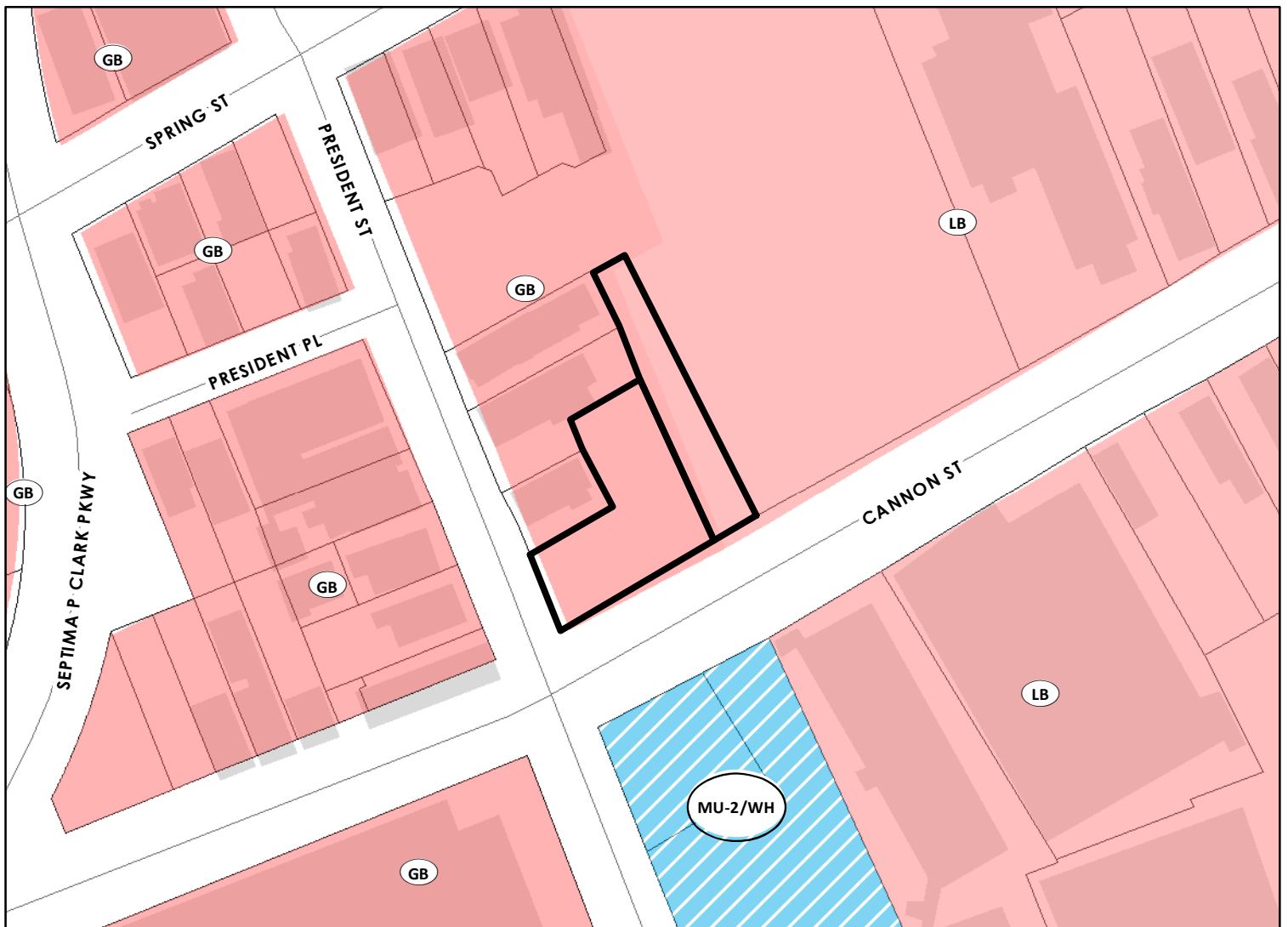
Owner: GMS Cannon LLC

Applicant: Synchronicity – Todd Richardson

Area



Location



Rezoning 4

144 & 146 Cannon St (Peninsula)

TMS# 4601104151 & 150

approx. 0.288 ac.

Request rezoning from the 2.5-3.5 Old City Height District
to the 4 Old City Height District.

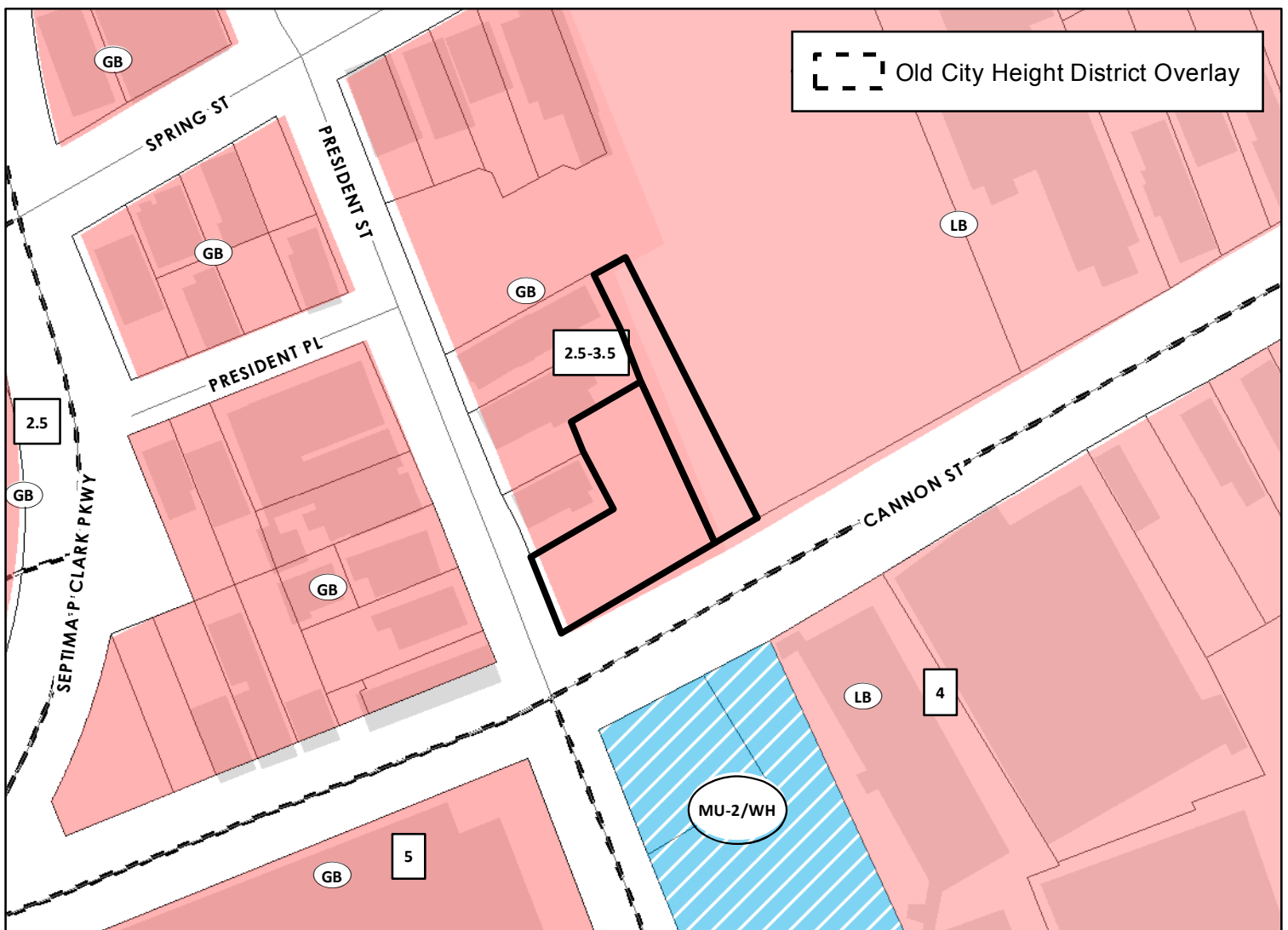
Owner: GMS Cannon LLC

Applicant: Synchronicity – Todd Richardson

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

March 21, 2018

Rezoning 5 & 6 :

**1335 King Street Ext
(Peninsula)**

BACKGROUND

The applicant is requesting rezoning from Light Industrial (LI) to Upper Peninsula (UP). The applicant is also requesting to change the subject properties from the 2.5 Old City Height District to the 4-12 Old City Height District. The subject lot is located near the northwest corner of King Street Extension and Montford Avenue. Surrounding zonings include Upper Peninsula (UP) immediately across Montford Street and also across King/Meeting Streets. Other surrounding zonings include Commercial Transitional (CT), Single-Family Residential (SR-1), GB, and Diverse Residential (DR-4). Surrounding uses include an adult-themed bar/club, vehicle storage, and longshoreman's union hall. The Charleston County Housing Authority's Joseph Floyd Manor sits just to the south of the subject property.

This area of the peninsula (neck area) has recently seen some transition from mostly industrial uses (with small enclaves of residential neighborhoods) to a wider mix of urban and semi-urban uses. The Upper Peninsula zoning district was created to encourage well-designed, sustainable development in the upper peninsula and neck areas of Charleston. The properties fronting on King Street Extension in this area are appropriate candidates for Upper Peninsula zoning because most already contain commercial or industrial uses or may be underdeveloped.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** encourages appropriate infill development within already urbanized areas. The Century V Plan map indicates the subject properties are within an area designated as **Urban**. Areas designated as such in the plan are typified by mixed-use and variety of building types in an urban format. Given the existing mix of uses and building types in the neighborhood and the need for redevelopment of some properties in the area, the requested Upper Peninsula zoning is appropriate for this area.

STAFF RECOMMENDATION

DEFERENTIAL (TO BE DISCUSSED DURING THE MEETING)

Rezoning 5

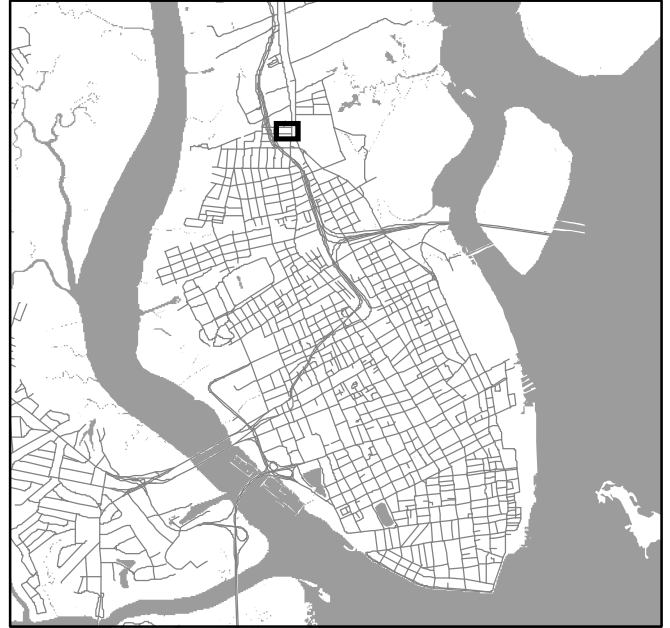
1335 King St (Peninsula) TMS# 4641400079

0.37 ac.

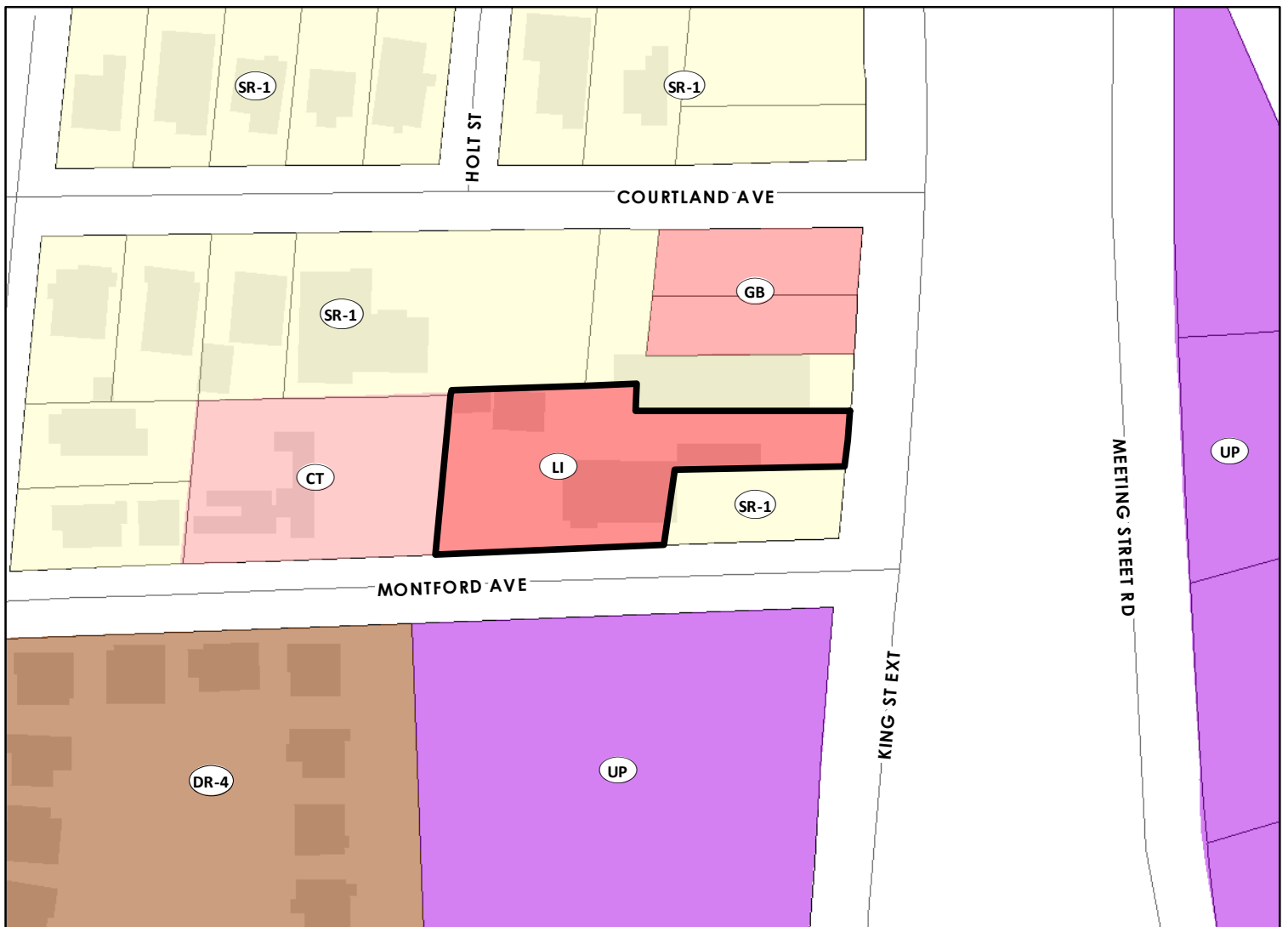
Request rezoning from Light Industrial (LI)
to Upper Peninsula (UP).

Owner/Applicant: Joe Singleton

Area



Location



Rezoning 6

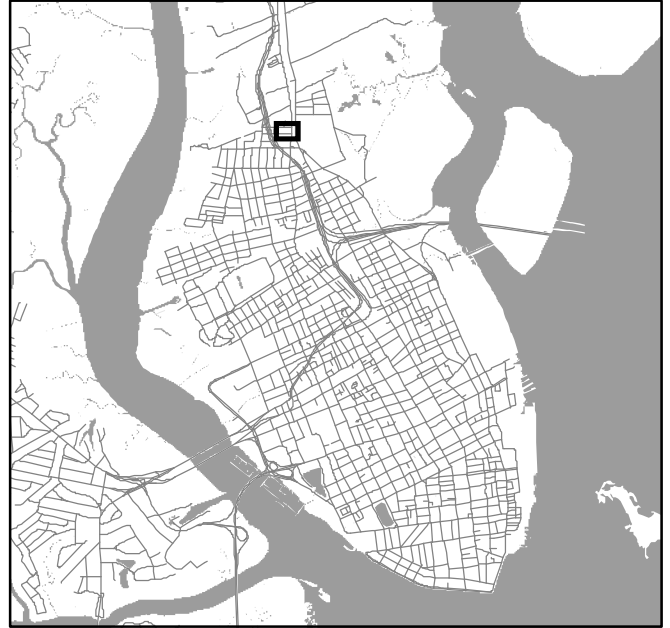
1335 King St (Peninsula) TMS# 4641400079

0.37 ac.

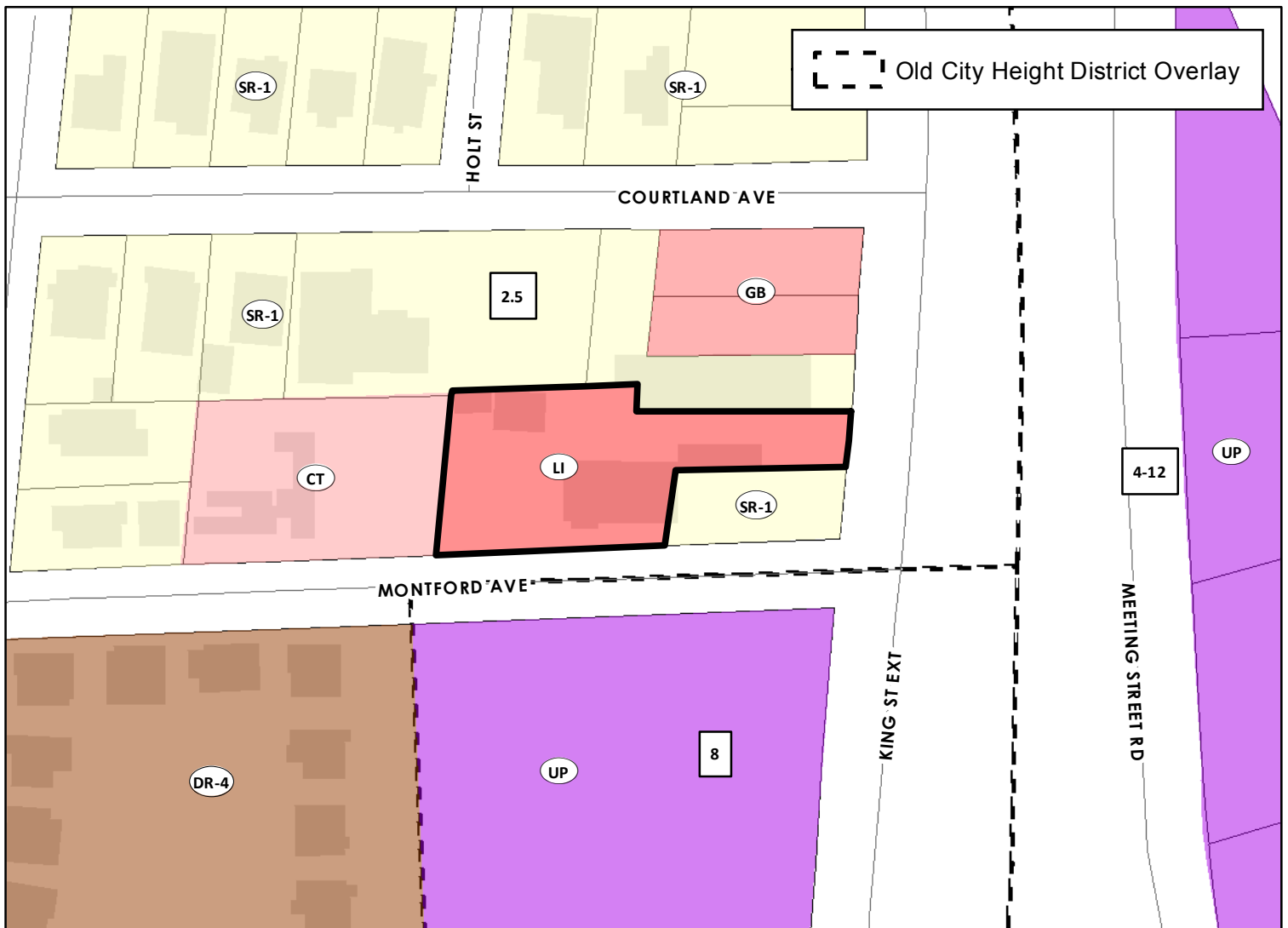
Request rezoning from the 2.5 Old City Height District
to the 4-12 Old City Height District.

Owner/Applicant: Joe Singleton

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

March 21, 2018

Subdivision 1:

**Hayes Park
(Maybank Highway – Johns Island)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 20.2 acres on Maybank Highway at Boyd N. Hayes Road on Johns Island. This project consists of the creation of new rights-of-way to serve 55 parcels for single-family attached homes and 3 parcels for future commercial development. The proposed rights-of-way are typical for Local Single-Family Residential Access Streets and the new parcels conform to the subdivision requirements for the DR-6 zone district. There is no critical area adjacent to this site. There are wetlands on the site, which are proposed to be impacted for this development. There are grand trees on the site, any proposed impacts to which would require the approval of BZA-SD. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Commercial Transitional (CT), Diverse Residential (DR-6), and Limited Business (LB). The surrounding existing uses include primarily single-family residential and commercial uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 1

Hayes Park (Maybank Highway – Johns Island)

TMS# 2790000067 & 235

17.2 ac.

59 lots. Request subdivision concept plan approval.
Zoned Commercial Transitional (CT),
Diverse Residential (DR-6), Limited Business (LB).

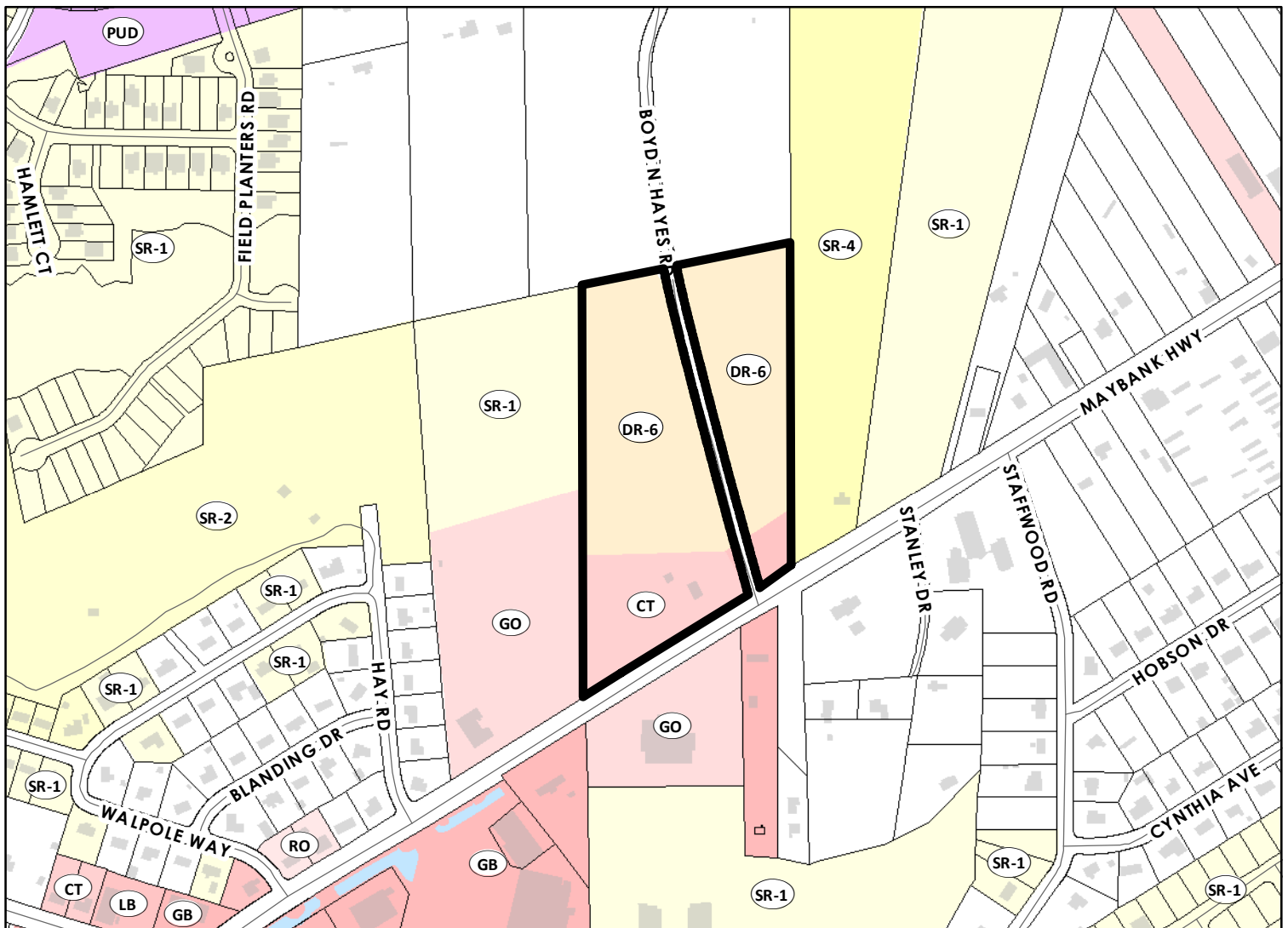
Owner: New Leaf Builders, LLC

Applicant: Forsberg Engineering & Surveying, Inc.

Area



Location



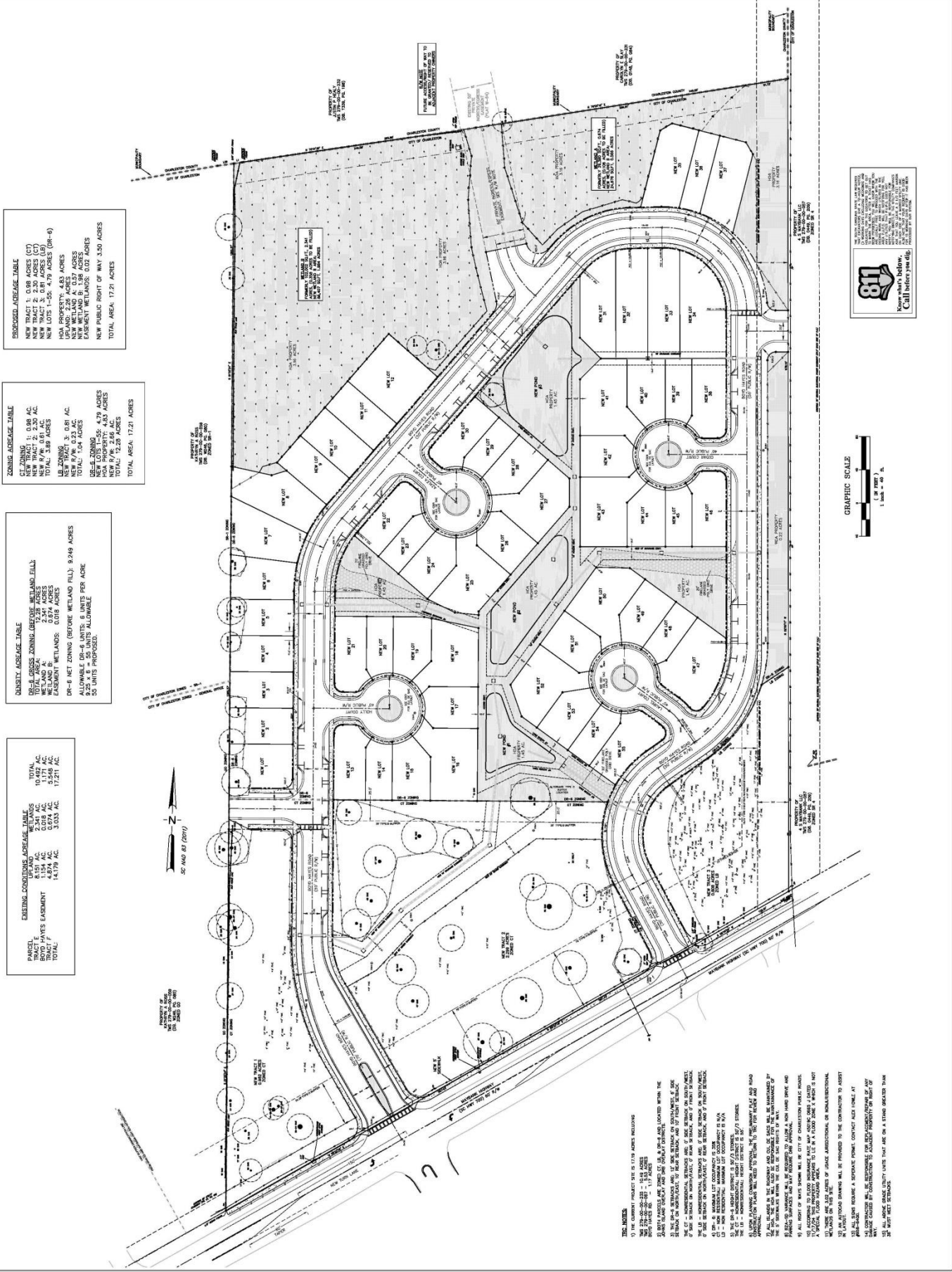
**PROPOSED
SITE PLAN & LOT LAYOUT**

HAYES PARK SUBDIVISION CONCEPT PLAN
CITY OF CHARLESTON
3530 MAYBANK HIGHWAY - JOHNS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA



| | |
|--------------|-----------|
| PROJECT NO. | 5061 |
| SCALE | 1" = 40' |
| APPROVED | DCP |
| DATE | 1-18-2018 |
| DESIGNED BY | MSJ/DCF |
| CHECKED BY | MSJ/DCF |
| DRAWN BY | MSJ/DCF |
| PROJECT NO. | 5061 |
| SHEET NUMBER | 5061 |

C300



**CITY OF CHARLESTON
PLANNING COMMISSION**

March 21, 2018

Subdivision 2:

**American Star
(Oakville Plantation Road – Johns Island)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 201.6 acres on Oakville Plantation Road at Burden Creek Road on Johns Island. This project consists of the creation of new rights-of-way to serve 205 parcels for single-family detached homes. The proposed rights-of-way are typical for Local Single-Family Residential Access Streets and the new parcels conform to the subdivision requirements for the LI zone district. There is OCRM critical area adjacent to this site, which is not proposed to be impacted. There are wetlands on the site, some of which are proposed to be impacted for this development. There are grand trees on the site, any proposed impacts to which would require the approval of BZA-SD. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Light Industrial (LI) and Rural Residential (RR-1), which allow single-family residential development. The surrounding existing uses include primarily single-family residential uses, as well as the Charleston Executive Airport.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 2

American Star
(Oakville Plantation Road – Johns Island)

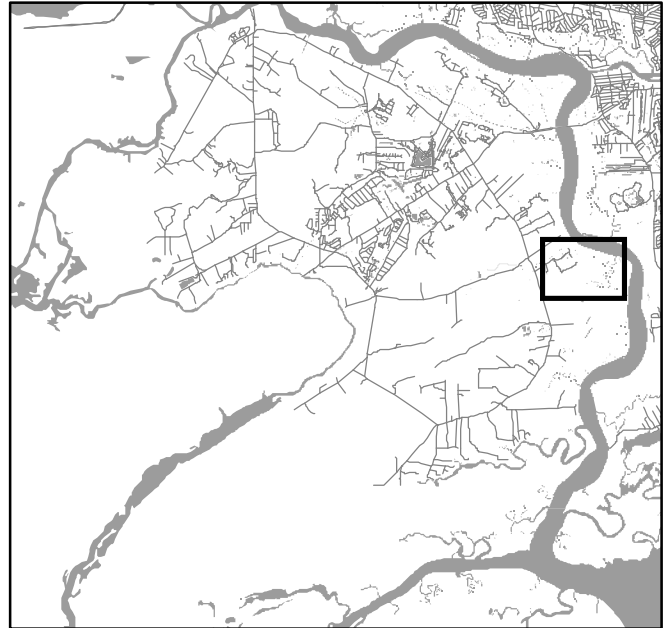
TMS# 3170000011, 055, 089

201.6 ac.

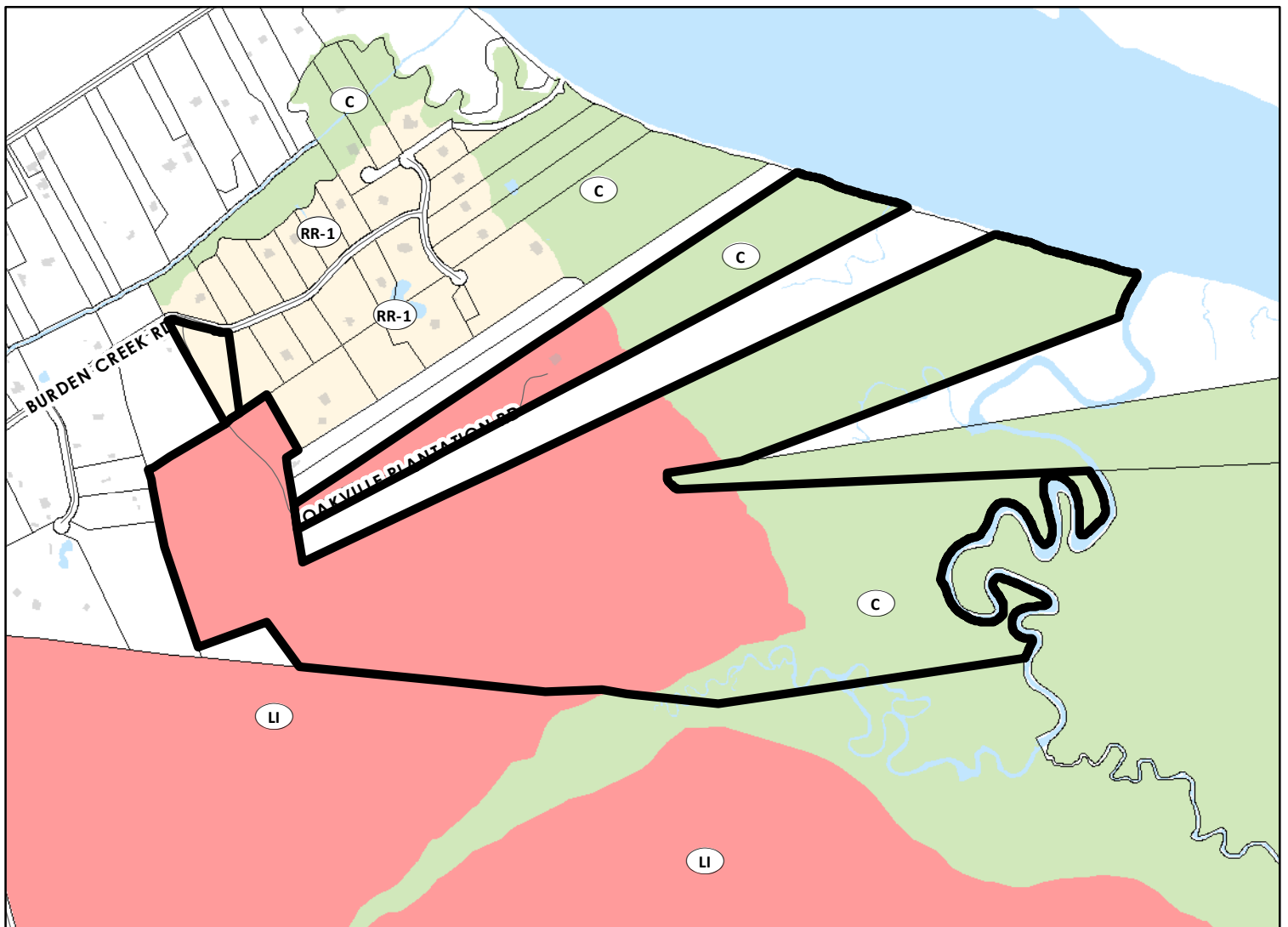
205 lots. Request subdivision concept plan approval.
Zoned Light Industrial (LI) & Rural Residential (RR-1).

Owner: Keith Lackey, et al.
Applicant: Synchronicity

Area



Location



| DEVELOPMENT SUMMARY | | | | | | | | | |
|---|--------------------------|------------------------------|-------|------|--|--|--|--|--|
| TMS# | 317-00-00-01, 055, & 089 | | | | | | | | |
| CITY ID | TRC-SUB2017-000056 | | | | | | | | |
| EXISTING ZONING | | | | | | | | | |
| LI & RR-1 | | | | | | | | | |
| 4,000 SF | | | | | | | | | |
| MIN. LOT AREA | | | | | | | | | |
| 201.60 AC +/- | | | | | | | | | |
| TOTAL SITE AREA | | | | | | | | | |
| PARCEL | AREA | TYPE | | | | | | | |
| 317-00-00-011 | 190.5 AC +/- | TOTAL AREA | | | | | | | |
| | 0.2 AC +/- | NON-JURISDICTIONAL WETLAND | | | | | | | |
| | 5.9 AC +/- | JURISDICTIONAL WETLAND | | | | | | | |
| | 115.0 AC +/- | OCCRM CRITICAL AREA | | | | | | | |
| | 69.4 AC +/- | UPLAND (NET) | | | | | | | |
| 317-00-00-055 | 3.1 AC +/- | TOTAL AREA | | | | | | | |
| | 3.1 AC +/- | UPLAND (NET) | | | | | | | |
| 317-00-00-089 | 8.0 AC +/- | TOTAL AREA | | | | | | | |
| | 8.0 AC +/- | UPLAND (NET) | | | | | | | |
| TOTAL WETLAND / CRITICAL AREA SUMMARY | | | | | | | | | |
| 121.1 AC +/- | AREA | TYPE | | | | | | | |
| | 5.90 AC +/- | JURISDICTIONAL WETLAND | | | | | | | |
| | 0.2 AC +/- | NON - JURISDICTIONAL WETLAND | | | | | | | |
| | 115.0 AC +/- | OCCRM CRITICAL AREA | | | | | | | |
| UPLAND (NET) AREA SUMMARY | | | | | | | | | |
| 80.5 AC +/- | AREA | PARCEL | | | | | | | |
| | 69.4 AC +/- | 317-00-00-011 | | | | | | | |
| | 3.1 AC +/- | 317-00-00-055 | | | | | | | |
| | 8.0 AC +/- | 317-00-00-089 | | | | | | | |
| 205 | RESIDENTIAL UNITS | | | | | | | | |
| 255 DU/AC | PROPOSED DENSITY | | | | | | | | |
| RESIDENTIAL LOTS | | | | | | | | | |
| TYPICAL | QTY. | LOT SIZE | AREA | | | | | | |
| | | TYP. | SF | AC | | | | | |
| ALLEY | 117 | 40'X10' | 4,400 | 0.10 | | | | | |
| A-1 | | | | | | | | | |
| STREET | 88 | 50'X120' | 6,000 | 0.12 | | | | | |
| S-1 | | | | | | | | | |
| S-2 | | 55'X150' | 8,250 | 0.18 | | | | | |
| TOTAL | 205 | | | | | | | | |
| BUILDING SETBACKS | | | | | | | | | |
| ALLEY | LOT SIZE | | | | | | | | |
| NR | FRONT | | | | | | | | |
| 3' | REAR | | | | | | | | |
| 15' | TOTAL SIDE | | | | | | | | |
| 9' | SOUTH / WEST SIDE (MIN.) | | | | | | | | |
| 3' | NORTH / EAST SIDE (MIN.) | | | | | | | | |
| STREET | LOT SIZE | | | | | | | | |
| NR | FRONT | | | | | | | | |
| 3' | REAR | | | | | | | | |
| 15' | TOTAL SIDE | | | | | | | | |
| 9' | SOUTH / WEST SIDE (MIN.) | | | | | | | | |
| 3' | NORTH / EAST SIDE (MIN.) | | | | | | | | |
| PROPOSED TREE REMOVAL | | | | | | | | | |
| NOTES | | | | | | | | | |
| ALL TRAFFIC MEDIANS INDICATED AS PARKS ARE OWNED AND MAINTAINED BY H.O.A. | | | | | | | | | |
| SUBDIVISION AND ALL ITS AMENITIES WILL BE ADA COMPLIANT | | | | | | | | | |
| ALL ROADS TO BE PUBLIC R.O.W. | | | | | | | | | |



CITY OF CHARLESTON PLANNING COMMISSION

March 21, 2018

Zoning 1:

Zelasko Rd (Johns Island)

BACKGROUND

The subject property is pending annexation into the City of Charleston and the property owner is requesting a zoning of Business Park (BP). The property is zoned Maybank Highway Corridor Overlay District (OD-MHC) in Charleston County. The surrounding zoning consists of Business Park (BP) zoning in the City and Maybank Highway Corridor Overlay District (OD-MHC) in Charleston County. The subject property is surrounded by single-family homes on large acreage lots, vacant residential and commercial lots and existing commercial/industrial uses. The subject property is vacant.

This area of Johns Island is unique in that it contains many traditional rural uses on a variety of lot sizes, typical of more rural areas. The area is surrounded by more conventional suburban residential and commercial developments. In 2017, the City annexed several acres of property in the immediate area and ultimately assigned the Business Park zoning district to most of it.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Suburban**. Suburban districts are typically characterized by predominantly residential neighborhoods with some compatible commercial or civic uses. In this case, the area contains some existing heavy commercial uses often seen in rural areas. Meanwhile, some of the nearby areas designated as **Job Center** trended toward more conventional suburban residential development, thereby losing some potential commercial areas. Given the unique character of the area, surrounding zonings and low-impact nature of the requested zoning, the proposed BP zoning is recommended.

STAFF RECOMMENDATION

APPROVAL

Zoning 1

Zelasko Rd (Johns Island)

TMS# 3130000335

1.19 ac.

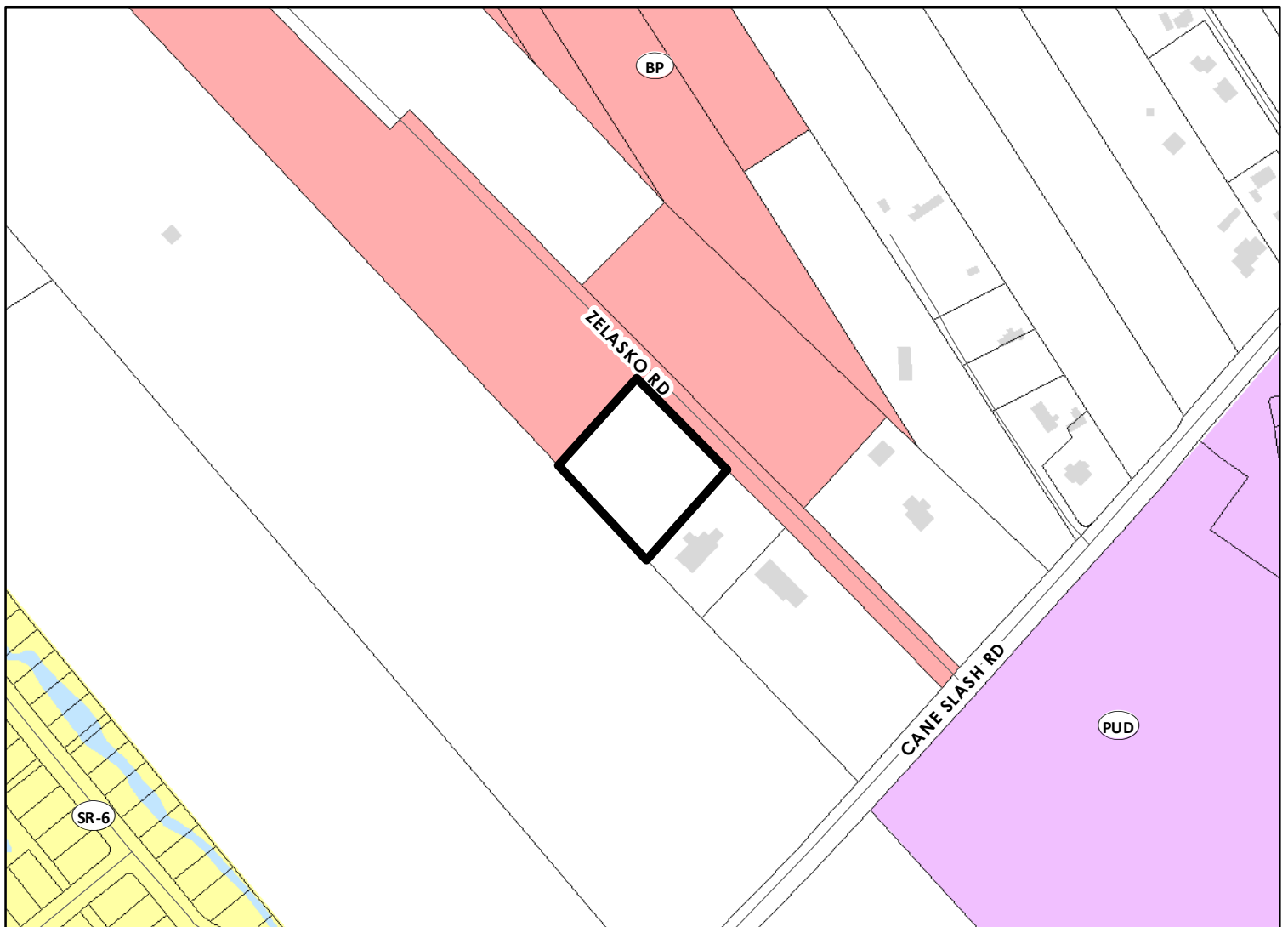
**Request zoning of Business Park (BP).
Zoned Maybank Highway Corridor Overlay
in Charleston County.**

Owner: Larry McCutchen

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

March 21, 2018

Ordinance Amendment 1 :

To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by changing the minimum lot frontage requirements for new lots in the Mixed-Use Workforce Housing zoning districts.

BACKGROUND

The MU-1/WH and MU-2/WH zoning districts were created with the intent of encouraging mixed-use development with high enough residential density to make inclusion of workforce housing possible in most projects. Typically this is appropriate only for urban contexts, so Mixed-Use districts are carefully established in areas on or near the Charleston peninsula where a mix of uses and building types are the dominant urban pattern.

The proposed zoning ordinance amendment eliminates minimum lot frontage requirements to ensure the flexibility necessary for some urban development, especially those that include workforce housing.

This item will be presented in detail during the March 21 meeting.

STAFF RECOMMENDATION

APPROVAL

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY CHANGING THE MINIMUM LOT FRONTAGE REQUIREMENTS FOR NEW LOTS IN THE MIXED-USE WORKFORCE HOUSING ZONING DISTRICTS

Section 1. Section 54-299.7. of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby added to Article 2, Part 15 (Mixed Use 1 – Workforce Housing District Mixed Use 2 – Workforce Housing District) (new text in **bold**):

Sec. 54-299.7. - Lot frontage requirements

New lots created in the MU-1/WH and MU-2/WH zone districts shall not be required to have frontage on a street, per Sec. 54-824.

Section 2. Table 8.2.3. of Section 54-824 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **bold**):

TABLE 8.2.3: SINGLE AND TWO-FAMILY RESIDENTIAL LOT FRONTAGE REQUIREMENTS

| Zone District | Minimum lot frontage on a right-of-way for single and two-family residential lots |
|---|---|
| SR-1, SR-2, SR-3, SR-4, SR-5 and STR | 50 ft. except for 30-ft. arc on a cul-de-sac |
| RR-1, SR-7, SR-8 and C | 70 ft. except for 40-ft. arc on a cul-de-sac |
| <u>MU-1/WH and MU-2/WH</u> | <u>No lot frontage requirement</u> |
| All other zone districts not listed above | 40 ft. except for 30-ft. arc on a cul-de-sac. The minimum frontage may be reduced to 26 ft. provided that the new lot(s) shall have frontage on a street right-of-way and shall be accessed from the rear by an alley right-of-way that satisfies the requirements of this chapter. |

Section 3. Subsection 1. of Section 54-824.c. of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **bold** and deleted text in ~~strikethrough~~):

1. **Lot frontage for single-family and two-family residential.** The following lot frontage requirements in Table 8.2.3 shall apply to all new single and two-family residential lots, except that residential lots within

existing residential subdivisions may not be subdivided with lot frontages less than the average lot frontage of all abutting residential lots, residential lots across the street(s), and residential lots within five (5) lots on either side of the frontage of the subject lot, or the minimum lot frontage for that zoning district, whichever is greater.

Lot frontage for multi-family. Multi-family residential lots shall have a minimum lot frontage of fifty (50) feet on a street and parking shall be prohibited within the required setback within the district-, **except that multi-family residential lots in the MU-1/WH and MU-2/WH zone districts shall not be required to have frontage on a street.**

Lot frontage for business and industrial lots. The minimum lot frontage for business and industrial lots shall be as shown below on Table 8.3: Business and Industrial Lot frontage Requirements.

Exceptions: 1) Any lot or parcel with five hundred (500) feet of frontage or less, or two hundred (200) feet or less in depth as shown on the 1979 Tax Assessment Maps, may be subdivided with curb breaks for access consistent with typical lots within two thousand (2,000) feet of the subject property of equivalent zoning; and 2) Lots which are part of a larger business or industrial development, such as an office park, shopping center, mixed use, or business park development, with shared ingress/egress easements for access to a street, may be created without any frontage as long as the frontage requirement is satisfied for the lots abutting the street and a platted shared ingress/egress easement utilizing an approved driveway is furnished to all interior lots or building sites-; **and 3) Business and industrial lots in the MU-1/WH and MU-2/WH zone districts shall not be required to have frontage on a street.**

Access and lot area. New residential subdivisions shall be designed such that single-family lots shall not have driveway access to arterial streets. In no case shall residential lots contain less than the minimum lot areas for the intended number of dwelling units as specified in Table 3.1: Height, Area and Setback Regulations, except that for single and two-family lots zoned SR-6, STR, DR-1, DR-1F, DR-2, DR-2F, DR-3 (non-mobile home), DR-6, DR-9 and DR-12 that front on a street right-of-way and have vehicular access at the rear of the lot from an alley right-of-way that satisfies the requirements of this chapter, the calculation of minimum lot area per family in square feet may be reduced by the area of the alley right-of-way directly behind the lot.

Section 4. This Ordinance shall become effective upon ratification.

Ratified in City Council this ____ day of _____ in the Year of Our Lord 2018, in the ____ Year of Independence of the United States of America.

By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner-Maybank
Clerk of Council

CITY OF CHARLESTON PLANNING COMMISSION

March 21, 2018

Ordinance Amendment 2 :

**Maybank Hwy and Saint Johns Woods Pkwy
(LDL Properties PUD – Johns Island)**

BACKGROUND

The applicant is requesting an amendment to the Planned Unit Development Master Plan and Development Guidelines for the LDL Properties PUD originally adopted in 2007. The PUD covers three partially developed properties that will see additional development on reconfigured lots. The proposed PUD amendment would allow commercial uses in addition to residential uses on the top floor of buildings and the text of the PUD document is being amended to reflect the change. The proposed amendment also inserts a new site plan reflecting changes to the road access points by allowing the movement of the access point into Tract B to be prompted by the ultimate development of Tract B.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is designated as **Suburban**. The Suburban designation can have a mix of compatible uses with suburban residential densities. The subject properties have existing uses and the current PUD allows future development in much the same manner. The proposed PUD does not significantly alter the density or intensity of uses on the property.

STAFF RECOMMENDATION

APPROVAL

PUD Amendment 1

Maybank Hwy and Saint Johns Woods Pkwy
(LDL Properties PUD – Johns Island)

TMS# 2790000202, 203 & 204

5.58 ac.

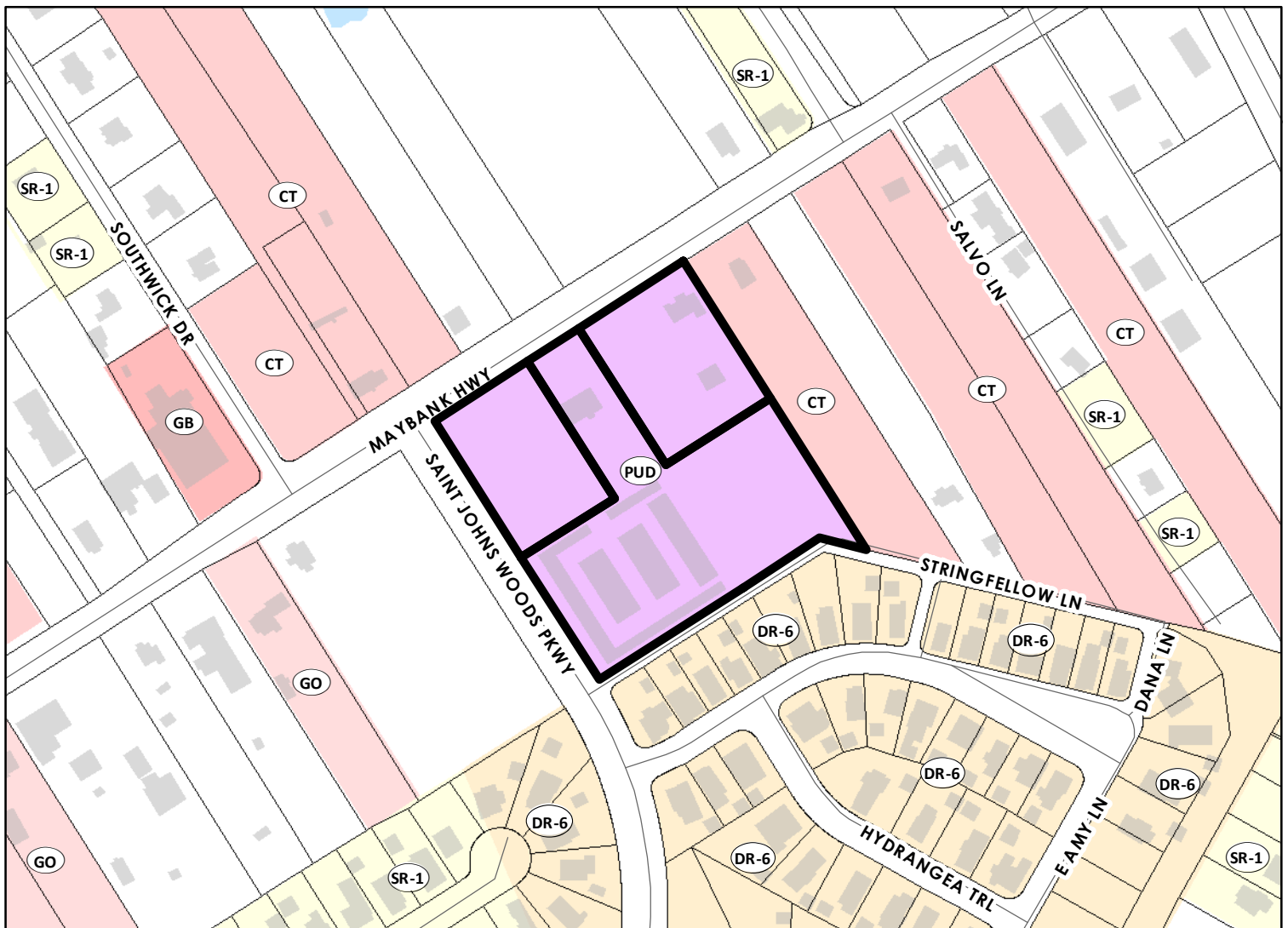
Request an amendment to the Planned Unit Development
Master Plan and Development Guidelines for this property.

Owner:/Applicant: Go Store It JI LLC;
VCP Charleston Partners SC LLC

Area



Location



Amendment to the Development Guidelines and Land Use Plan
of the
LDL Properties, LLC Expansion Planned Unit Development (PUD)

Whereas, the Council for the City of Charleston zoned TMS Parcels Number 279-00-00-202, 203, 204 (collectively the “Property”) as a Planned Unit Development by Ordinances dated July 17, 2007, ratification numbers 2007-133 and 2007-128, respectively, as the LDL Properties, LLC Expansion Planned Unit Development (the “PUD”); and,

Whereas at the time of the zoning of the Property to Planned Unit Development, Council adopted and approved the Land Development Guidelines and Land Use Plan for the PUD (the “PUD Plan”); and

Whereas the owner of the Property seeks to amend the PUD Plan as set forth in the following:

1. The following sentence shall be inserted after first sentence of the third paragraph of section II: “Owner may also choose to use the top floor for commercial in place of residential.”
2. The right column of the second table of Section III for Tract C is amended to delete “Residential-6,000” and substitute in its place “Residential/Commerical-6,000,” and the text of the footnote denoted by (3) asterisks *** is deleted and replaced with the following: “Each Mixed Use shall have a maximum of (3) three residential or commercial units above each retail or commercial use.”
3. Where used throughout the PUD Plan, “mixed use” shall not be interpreted to impose a mandatory requirement of residential use.
4. The first sentence of subpart C of Section III is deleted and replaced with the following: “The total mixed use component of commercial/retail/residential space shall be limited to approximately 14,950 sq. ft. with no more than approximately 6,000 sq. ft. of dwelling space.”
5. The Off Street Parking requirements of Section V are amended as follows:

Mixed Use-Building C

Proposed Building- 8,950 sq. ft.

8,950 sq. ft./200 (1 space/200 gross sq. ft.) = 45 Parking Spaces Required

Proposed additional commercial or residential = 9 spaces


Total Parking Required = 90 spaces

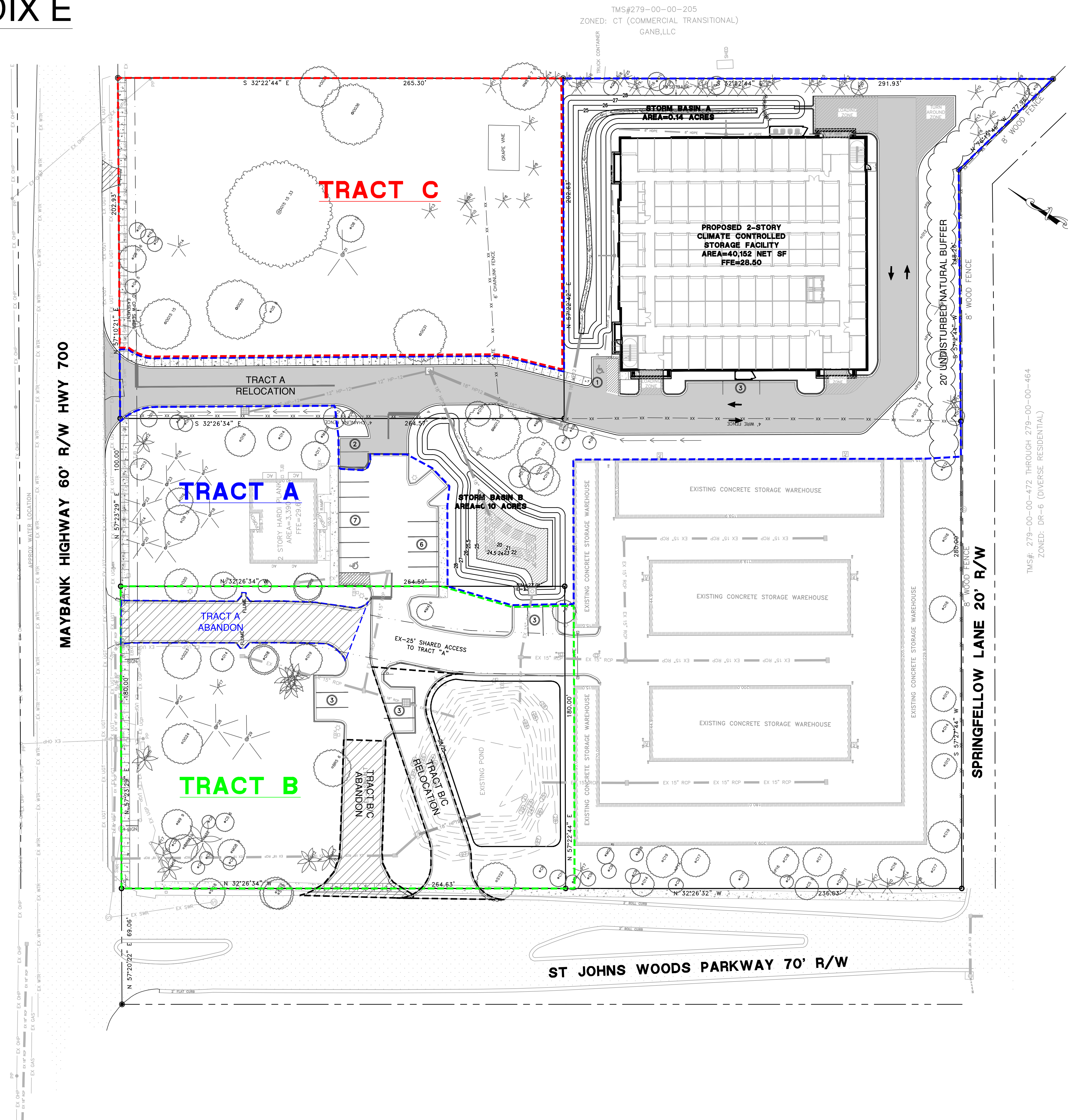
6. The final paragraph of Section VIII is amended to insert the following after the third sentence: "The shift in the curb cut adjoining St. Johns Wood Parkway and construction of the new entry road will not be required until the Owner proceeds with the development of either Tract B or Tract C."

7. The notes on the site plans attached as Appendix E to the PUD Plan are amended: to replace "6,000 SQ. Ft. (RESIDENTIAL)" under "CHART DATA" with "6,000 SQ. Ft. (RESIDENTIAL/COMMERCIAL)"; to replace "RESIDENTIAL – 6000 SQ. FT. (C-1 3000 SQ, FT)(C-2 3000 SQ. FT.)" under "LAND USE" with "RESIDENTIAL/COMMERCIAL – 6000 SQ. FT. (C-1 3000 SQ, FT)(C-2 3000 SQ. FT.)"; and to replace "RESIDENTIAL" under "PARKING REQUIREMENTS" with "RESIDENTIAL/COMMERCIAL."

8. The revised site plan attached hereto shall become a part of the site plan attached as Appendix E and its revised site design along with the amended notes on the original site plan (No. 7 above) shall serve as the updated site plan.

LEGEND:

- GRAPHIC SCALE
- 
- (IN FEET)
1 inch = 30 ft.



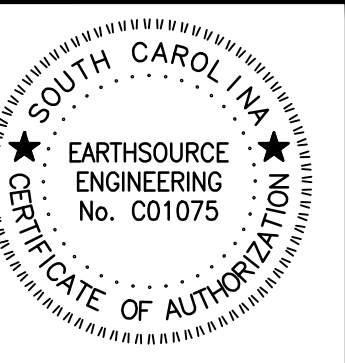
TMS#: 279-00-00-472 THROUGH 279-00-00-464
ZONED: DR-6 (DIVERSE RESIDENTIAL)

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886 Jeanne Dodds Boulevard Suite 200
Mt. Pleasant, SC 29464
www.earthsourceeng.com

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Office 843.881.0625
branchhigh@earthsourceeng.com



**LDL PROPERTIES,
LLC EXPANSION**
3275 MAYBANK HIGHWAY
JOLIET, IL 60455

JOHNS ISLAND, SC 29433

CONCEPTUAL PHASING PLAN

[illegible]

| | |
|---------------|----------|
| DRAWN: | WMS |
| CHECKED: | GNB |
| DATE: | 04.07.17 |
| JOB NO. | |
| 17-109 | |

CONCEPT DOCUMENT

SHEET NUMBER
EXHIBIT